

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on or before Friday, August 15, 2025 at 4:00 p.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meetings are encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

**THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008**

**AGENDA**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**AUGUST 21, 2025**  
**6:30 P.M.**

**CALL TO ORDER**  
**INVOCATION**  
**PLEDGE OF ALLEGIANCE**  
**APPROVAL OF MINUTES OF AUGUST 7, 2025**  
**EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS**

**ITEM 1:**        **PC 25-15**  
Consider a request by Brian Murray, Applicant, and City of Bethany, Property Owner for a special use permit for an accessory building at 3919 N. Rockwell Ave.

**LEGAL DESCRIPTION:**    Forrest Highland 000 000 Beg. NE/C, Blk. 4, S. 250 Ft., W. 300.07 Ft., N. 250 Ft., E. 300.07 Ft. to Beg.  
**(ITEM TO BE HEARD BY CITY COUNCIL ON SEPTEMBER 2, 2025.)**

**ITEM 2:**        **PC 25-17**  
Discussion and possible action for an ordinance on hearing procedures for the Planning and Zoning Commission.

**ITEM 3:**        **PC 25-18**  
Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

**NEW BUSINESS**  
**ADJOURNMENT UNTIL SEPTEMBER 4, 2025**

MINUTES  
CITY OF BETHANY  
PLANNING AND ZONING COMMISSION  
AUGUST 7, 2025

MEMBERS PRESENT: Justin Peck, Chair  
James Clemmer, Vice-Chair  
Robert Helton  
Steve Marx  
Ron Crouch  
Arvel Williams  
Keith Wright  
Jennifer Edmonson

MEMBERS ABSENT: Trent Reid

STAFF PRESENT: Ray Jones, City Attorney  
Brett Crecelius, Comm. Dev. Director  
Raquelynn Diaz, Comm. Dev. Associate  
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36<sup>th</sup> St., Bethany, OK 73008 on or before Thursday, July 31, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Ron Crouch, seconded by Steve Marx to approve the July 17, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Arvil Williams. NAY- None. ABSTAIN- James Clemmer, Jennifer Edmonson. The motion carried 6-0-2.

(Arvel Williams came in at 6:35 p.m.)

**ITEM 1:** Presentation of Children’s Center Master Plan – Nico Gomez.

**ACTION:** Nico Gomez, CEO of the Children’s Health Center gave a brief history of the Children’s Center and how it has developed over the years. He presented the Children’s Center master plan. Also, a video was presented showing the special events they have for the patients, and medical procedures.

**ITEM 2:** **PC 25-12**  
Presentation on the importance of the Comprehensive Plan and guiding documents.

**ACTION:** Elizabeth Gray, City Manager spoke to the Planning Commission about the importance of the Comprehensive Plan and guiding documents. She thanked the Planning Commission for their time and hard work.

**ITEM 3:**      **PC 25-14**

Discussion and possible action on city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards.

**ACTION:**      Brett Crecelius, Comm. Dev. Director presented the staff report on the updated city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards.

After some discussion, motion was made by Ron Crouch, seconded by James Clemmer to approve the proposed updated city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards. The votes are as follows: AYE- Justin Peck, James Clemmer, Keith Wright, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 7-1-0.

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**NEW BUSINESS**

Ray Jones, City Attorney mentioned we are drafting ordinances on hearing procedures for the City Council, Planning and Zoning Commission, and Board of Adjustment committees. The ordinance draft for hearing procedures for the Planning Commission will be on the next agenda.

James Clemmer, Vice-Chair asked if staff could look at the metal fence at 7514 NW 36<sup>th</sup>. Fence looks taller than eight feet.

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Motion was made by Steve Marx, seconded by James Clemmer to adjourn. The motion carried unanimously 8 - 0.

**City of Bethany**  
**Planning & Zoning Staff Report**  
**August 21, 2025**

**CASE NO: PC 25-15**

**Request:** Consider a request by Brian Murray, Applicant, and City of Bethany, Property Owner, for a special use permit for an accessory building at 3919 N Rockwell Ave.

**Legal Description:** FORREST HIGHLAND 000 000 BEG NE/C BLK 4 S250FT W300.07FT N250FT E300.07FT TO BEG.

**Current Zoning:** Single-Family Residential (R-1)

**Proposed Accessory Structure Size:** 2400 ft<sup>2</sup>.

**Surrounding Zoning:**

Direction	Zoning
North	R-1
South	R-M
East	C-G
West	PUD- Map still shows R-1

*Table 1*

**Building Characteristics:**

	Accessory Building	Primary Building
Use	Training Facility	Single-Family Dwelling
Area (ft <sup>2</sup> )	2,400 sqft	11,800 sqft
Height (ft)	27 ft	32 ft
Roof Pitch	Flat	5/12
Roof Material	Steel	Standing Seam
Exterior Wall Covering	Steel	Brick
Total Lot Size	1.72 acres	

*Table 2*

**Background:**

The applicant seeks special permission to construct an accessory building at 3919 N Rockwell Ave. The lot is 1.72 acres (74,923.2 sq. ft.) with a primary structure of 11,800 sq. ft., occupying 15.75% of the lot. The proposed building footprint is 32 ft. by 48 ft. (1,536 sq. ft.), but as it will be multiple stories, the total floor area is approximately 2,400 sq. ft. Because this exceeds the allowable 240 sq. ft. limit for an accessory structure, special permission is required.

The intended use of the building is as a fire training facility. It will be constructed from Portable Temporary Storage Units (PTSUs). On August 14, 2025, the applicant appeared before the Bethany Board of Adjustment to request approval to convert the PTSUs into a permanent structure on this site. The Board approved the request.

**Analysis:**

The proposed structure exceeds the 240 sq. ft. limit for accessory buildings (§150.007). However, under the terms of a Special Use Permit (§158.044) -- the proposed accessory building complies with the following requirements:

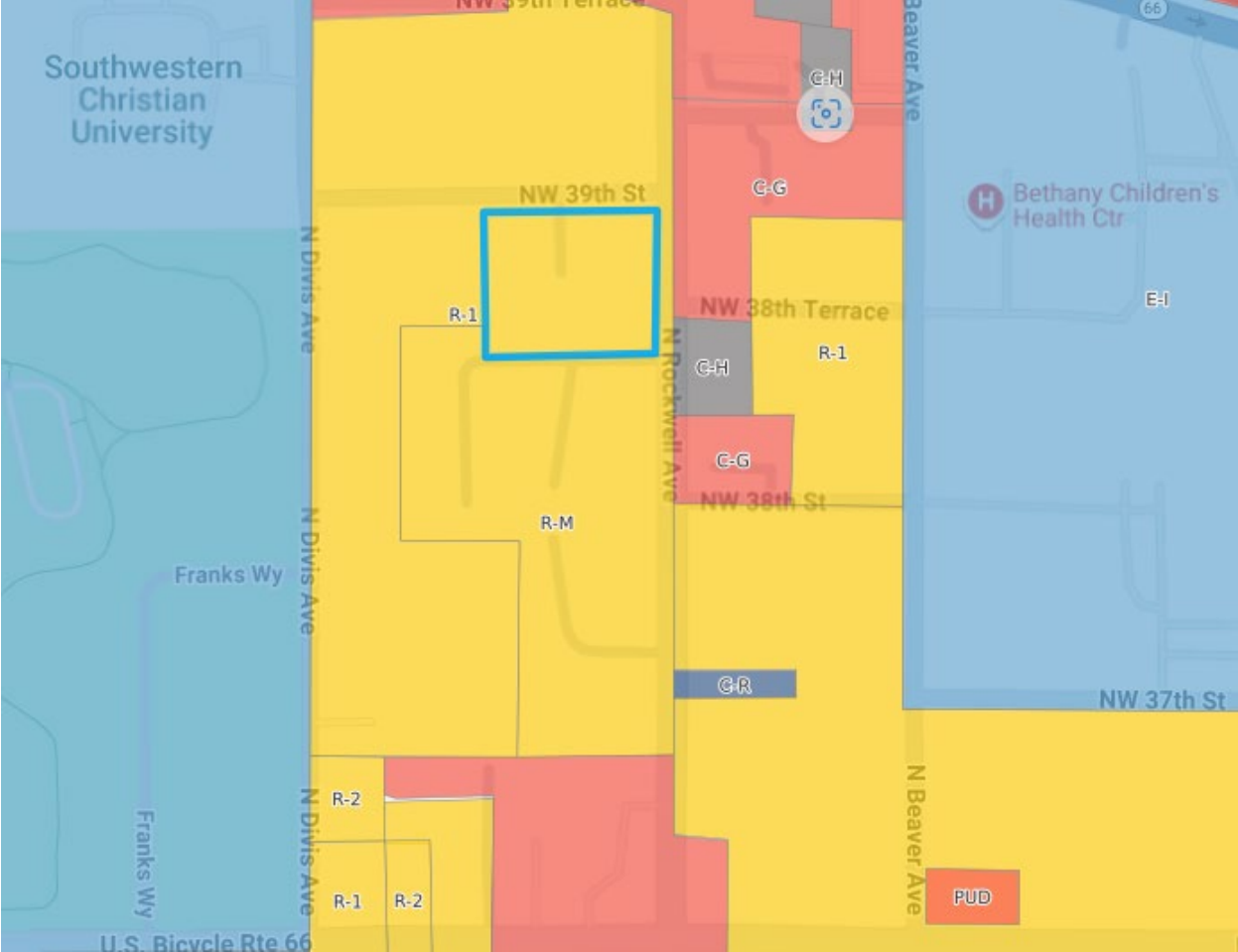
- Its height does not exceed that of the primary building.
- It will not be used as a dwelling unit.
- It will not be located on a lot without a primary building.
- Its size does not exceed 50% of the gross floor area of the primary building or 10% of the total recorded lot area.

However, the proposed accessory structure does not meet §158.044 in terms of matching the roof pitch of the primary structure or the exterior facade. The roof design will differ from the primary structure, with the primary building having a 5/12 roof pitch and the accessory building a flat roof. The exterior materials will also differ, with the accessory building being steel and the primary building constructed of brick. The structure will not have utility connections or a privacy fence. The proposed accessory building does, however, meet all applicable setback requirements.

**Required Action:** Hold a public hearing to provide a recommendation to either approve or deny the applicant's request for a special permit that would allow for the construction of the 2,400 sq. ft. accessory building.

**Attachments:**

- Zoning Map
- Aerial Photographs
- Application Documents
- Certified Owners List
- Public Notification
- Site Plans
- Supporting Photos







## SPECIAL USE PERMIT PROCEDURE

1. Check with the Community Development Department to verify the present zoning of the property.
2. Submit a written application to the Bethany Planning and Zoning Commission, setting forth the legal description of the property, the street address or approximate location, the names and addresses of the owners thereof. (Application Form attached).
3. The application shall also be accompanied by a list of the names and addresses of the property owners of record within a three hundred (300) foot radius of the exterior boundaries of subject property, current and certified by bonded abstractor, a registered professional engineer, a registered surveyor, or an attorney.
4. A site plan shall be included with the application.
5. The Planning Staff will make sure your application is complete. The fee for public hearing is \$63.00. The application fee for a Special Use Permit is \$875.00 for commercial and \$344.00 for residential.
6. Return your application, the required accompanying data and the filing fee to the Community Development Department. Once the application has been received and reviewed for completeness, the Community Development Director will schedule your application on the next available Planning & Zoning Commission Agenda.
7. Legal notice of the request will be published in a newspaper of general circulation in the City of Bethany, as required by State Law. At the same time, every property owner within three hundred (300) feet of the exterior boundaries of your property is notified by letter of your request. These owners and any other citizen may protest if they so desire. Should the owners of fifty percent (50%) of the land within the 300 foot notice area protest your request, an affirmative vote of three-fourths of the members of the City Council is required to approve the special use permit request for your property.
8. The Planning Staff will research and analyze your request and prepare a staff report with recommendation, which will be mailed to each member of the Planning and Zoning Commission and to each member of the City Council.

9. At the next scheduled Planning and Zoning Commission meeting, your request will be considered at a public hearing. You will be sent notice of this meeting and you or your representative must be present. The Planning Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
10. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that the ordinance to accomplish your requested special use permit either be approved or denied. This recommendation will be transmitted to the City Council.
11. When the Planning Commission has acted upon an application for special use permit, an ordinance shall be prepared and introduced before the City Council at a public hearing on the same date as set forth in the notice to property owners provided in the preceding section. The City Council may continue that hearing from time to time, prior to final action thereon.
12. At the public hearing, the City Council will vote either to adopt or reject the proposed special use permit ordinance. You or your representative must be present at this meeting.
13. Both the Planning Commission and the City Council meetings are held in the Council Room (East Wing), Bethany City Hall, 6700 N.W. 36<sup>th</sup> St. The Planning Commission meetings begin at 7:00 P.M. and the City Council meetings begin at 7:30 P.M. The average special use permit case takes about 50 days from the time we receive the application until final approval.

**SPECIAL USE PERMIT APPLICATIONS FOR ACCESSORY BUILDINGS  
SUPPLEMENTAL QUESTIONNAIRE**

1. Have you been advised that an accessory building **cannot** be used for a home-based business? Please circle:  YES or NO
  
2. Have you located utility lines at the site? Please circle: YES or  NO
  
3. If not, please call OKIE AT 1-800-522-OKIE.
  
4. Will the building have a garage door? Please circle: YES or  NO  
If so, what direction will it face?
  
5. Will you be paving a driveway to the building? Please circle: YES or  NO  
If yes, please add the driveway location and dimensions to the site plan.
  
6. Will you be installing a privacy fence or any other type of screening?  
Please circle: YES or  NO Please describe:
  
7. Will you run electricity to the building? Please circle: YES or  NO
  
8. Will the building have plumbing? Please circle: YES or  NO
  
9. How tall will the walls of the building be? **27 ft**
  
10. Will the color of the building match the house? Please circle: YES or  NO

## APPLICATION FOR SPECIAL USE PERMIT

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to approve the special use permit as hereinafter requested.

Name of Applicant: Brian Murray Phone #: (405)789-2218

Address: 3919 N Rockwell Ave

Record Property Owner(s): City of Bethany Phone #:

Address:

Address of Property: 3919 N Rockwell Ave .

Legal Description of Property:

Forrest Highland 000 000 BEG NE/C BLK4 S250FT W300.07FT N250FT E300.07FT To BEG

Proposed Special Permit use: Fire Department Training Tower

Present use of property: Fire Department

**Guidelines for Special Use Permit for Accessory Building's Greater than 240' in Size**

Projects that most closely follow the conditions listed below will have the most success in gaining City Council approval. The City Council will consider each project on a case by case basis.

The City Council may impose specific conditions regarding location, design, operation, screening and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. The City Council may also impose specific design requirements for accessory buildings to assure that such buildings are aesthetically compatible with the surrounding neighborhood. For accessory buildings greater than 240 square feet in size the following additional conditions and restrictions shall apply:

1. The height of the Accessory Building measured at its highest point shall not exceed the height of the primary building measured at its highest point;
2. The Accessory Building shall not be used as a dwelling unit;
3. Roof pitch of the Accessory Building should be the same as the predominant roof pitch of the primary structure;
4. An Accessory Building shall not be located on a lot not occupied by a primary building, except on lots larger than two acres in size.
5. If the primary building on a residential lot is destroyed or removed and not rebuilt within a two year period from time of destruction or removal of the primary building then the Accessory Building shall be removed.
6. Accessory Building(s) approved as a special permit use under this section should not exceed in size the greater of 50% of the gross floor area of the primary building or 10% of the total recorded lot area of the lot on which the primary building is located.

**Project Assessment for Accessory Building's Greater than 240' in Size**

	<b><i>Accessory Building</i></b>	<b><i>Primary Building</i></b>
Use	<b><i>Training Facility</i></b>	<b><i>residence</i></b>
Square footage	<b><i>2,400 sqft</i></b>	<b><i>11,800 sqft</i></b>
Height	<b><i>27 ft</i></b>	<b><i>32 ft</i></b>
Roof Pitch	<b><i>Flat</i></b>	<b><i>5 / 12</i></b>
Roof material	<b><i>Steel</i></b>	<b><i>Standing Seam</i></b>
Exterior wall covering	<b><i>Steel</i></b>	<b><i>Brick</i></b>
<b><i>Total Lot Size</i></b>	<b><i>1.72 Acres</i></b>	

Size of property (in acres and/or feet): 1.72 Acres

The City Council shall use the following criteria to evaluate your special use permit. You are requested to provide a statement after each of the following criteria statements indicating how your request meets each criteria. Use additional pages if necessary.

1. Will the proposed use be in harmony with the policies of the comprehensive plan?

\_\_\_\_\_ Yes

2. Will the proposed use be in harmony with the general purpose and intent of the applicable Zoning district regulations? Yes

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Will the proposed use adversely affect the use of the neighboring property?

\_\_\_\_\_ No

4. Will the proposed use generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood? No

\_\_\_\_\_  
\_\_\_\_\_

5. Will the facility present a health or safety hazard to neighboring properties or the community at large? No

\_\_\_\_\_  
\_\_\_\_\_

6. Will the facility be located in proximity to elementary or secondary public and/or private schools, or other incompatible uses? No

\_\_\_\_\_  
\_\_\_\_\_

7. Will the utility, drainage, parking, loading, signs, lighting access, and other necessary public facilities to serve the proposed use meet the adopted codes of the City?

\_\_\_\_\_ Yes

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8. Has the facility obtained all necessary permits to operate under the laws of the State of Oklahoma? Yes

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The City Council may impose specific conditions regarding location, design, operation, screening, and security to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. (City of Bethany Ordinance - Section 159.044)

The application shall be accompanied by the following:

- a. Filing Fee.
- b. One (1) copy of the legal description of the property sought for Special Use Permit if not described above.
- c. One (1) copy of site plan.
- d. One (1) copy of the deed(s) of the property.
- e. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.

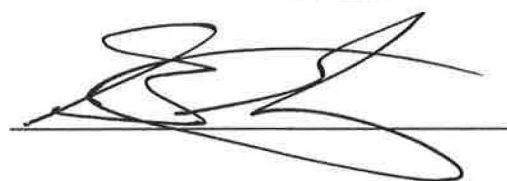
In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline

Signature  
of Applicant:



Phone #: (405)789-2218 Date:

Signature  
of Property Owner:



Phone #: (405)789-2218 Date:

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R172620905** and is a **300-foot** radius from the outside of the polygon.

**DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.**

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

**The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.**

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

Oklahoma County Assessor's  
300ft Radius Report  
6/30/2025

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R170129400	SHORT JANET			3810 N ROCKWELL AVE	BETHANY	OK	73008	BETHANY CITY ADD	21	0	BETHANY CITY ADD 021 000 PRT OF BLK 21 BEG NW/C E&W 229.1FT & N&S 120FT EX N12FT	3810 N ROCKWELL AVE BETHANY
R170307350	BUMPUS JOHN W SR TRS	BUMPUS JOHN W SR TRUST		7707 W BRITTON RD, Unit 1609	OKLAHOMA CITY	OK	73132-1531	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 23 THRU 26	0 UNKNOWN BETHANY
R170307000	THE CHILDRENS CENTER INC			6800 NW 39TH EXPY	BETHANY	OK	73008-2513	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 16 THRU 22	3818 N ROCKWELL AVE BETHANY
R170305945	EDWARDS JAMES T	EDWARDS JAN M		4004 PAITY LN	BETHANY	OK	73008	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 5 & 6	7004 NW 38TH TER BETHANY
R170305950	EDWARDS JAMES T & JAN M			4004 PAITY LN	BETHANY	OK	73008	ROBERTS SUB BLK 21	3	7	ROBERTS SUB BLK 21 003 007	7006 NW 38TH TER BETHANY
R170306300	RANGEL JUAN ROJAS			7008 NW 38TH TER	BETHANY	OK	73008-3351	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 8 & 9	7008 NW 38TH TER BETHANY
R170306650	MORRIS JANET L & EDWARD			7010 NW 38TH TER	BETHANY	OK	73008-3351	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 10 & 11	7010 NW 38TH TER BETHANY
R170306665	HANSON & HANSON PROPERTIES LLC			1717 S BOULEVARD STE A	EDMOND	OK	73013-5176	ROBERTS SUB BLK 21	3	0	ROBERTS SUB BLK 21 003 000 LOTS 12 THRU 15	3820 N ROCKWELL AVE BETHANY
R170305000	HENBEST DERRY MATIORY	HENBEST JUDY L		7005 NW 38TH TER	BETHANY	OK	73008-3364	ROBERTS SUB BLK 21	2	0	ROBERTS SUB BLK 21 002 000 E 1/2 LOT 23 & ALL LOTS 24 & 25	7005 NW 38TH TER BETHANY
R170304900	SHADARAM HAMID			6800 NW 30TH ST	BETHANY	OK	73008-4036	ROBERTS SUB BLK 21	2	0	ROBERTS SUB BLK 21 002 000 ALL LOTS 21 & 22 & W 1/2FT LOT 23	7009 NW 38TH ST BETHANY
R172620850	CHURCH OF NAZARENE			10208 SHADOWVIEW DR	OKLAHOMA CITY	OK	73159-7568	ROBERTS SUB BLK 21	2	0	ROBERTS SUB BLK 21 002 000 LOTS 16 THRU 20	3914 N ROCKWELL AVE BETHANY
R172620905	CITY OF BETHANY			PO BOX 219	BETHANY	OK	73008	FORREST HIGHLAND	0	0	FORREST HIGHLAND 000 000 LOTS 2 & 3 & 4 EX TRS 1 2 & 3 EXEMPT	0 UNKNOWN BETHANY
R170303850	SHADARAM HAMID			10208 SHADOWVIEW DR	OKLAHOMA CITY	OK	73159-7568	ROBERTS SUB BLK 21	2	0	ROBERTS SUB BLK 21 002 000 S90FT OF LOTS 12 13 14 & 15	3918 N ROCKWELL AVE BETHANY
R173406375	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR	EDMOND	OK	73013	OAK HILL SUB FOREST HIGHLND	3	6	OAK HILL SUB FOREST HIGHLND 003 006 S45FT	4001 N ROCKWELL AVE BETHANY
R173406350	SAKURA PROPERTIES LLC			15412 COLONIA BELLA DR	EDMOND	OK	73013	OAK HILL SUB FOREST HIGHLND	3	0	OAK HILL SUB FOREST HIGHLND 003 000 S40FT LOT 5 & N5FT LOT 6	4003 N ROCKWELL AVE BETHANY
R170303500	3D PROPERTIES LLC			9213 NW 75TH ST	YUKON	OK	73099	ROBERTS SUB BLK 21	2	0	ROBERTS SUB BLK 21 002 000 LOTS 6 & 7	7004 NW 39TH ST BETHANY
R170303550	OWENS DELONG DANA	DELONG DAVID B		9213 NW 75TH ST	YUKON	OK	73099	ROBERTS SUB BLK 21	2	8	ROBERTS SUB BLK 21 002 008	7006 NW 39TH ST BETHANY
R170303700	SWADLEYS SMOKED MEATS INC			7156 NW 80TH ST	OKLAHOMA CITY	OK	73132-4149	ROBERTS SUB BLK 21	2	0	ROBERTS SUB BLK 21 002 000 LOTS 9 THRU 11 & N50FT OF LOTS 12 THRU 15	4000 N ROCKWELL AVE BETHANY





## NOTICE OF PUBLIC HEARING

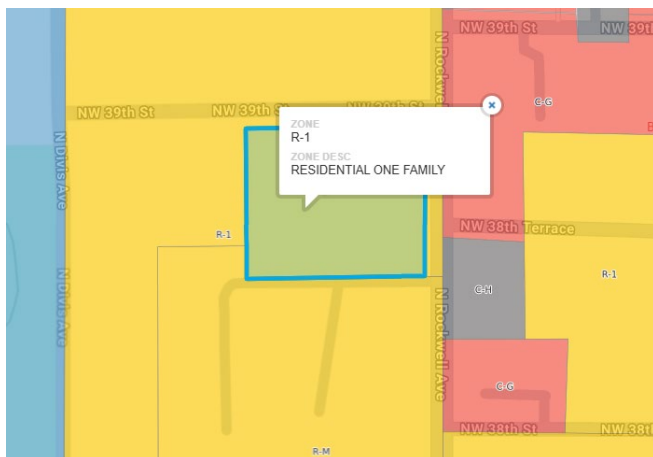
On August 21, 2025, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36<sup>th</sup> St., Bethany, OK 73008 for the following: Consider a request by Brian Murray, Applicant, and City of Bethany, Property Owner for a special use permit for an accessory building.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on September 2, 2025, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

**LEGAL DESCRIPTION: FORREST HIGHLAND 000 000 BEG NE/C BLK 4 S250FT**

**W300.07FT N250FT E300.07FT TO BEG.**





**Department of Planning & Community Development**

July 28th, 2025

**NOTICE OF HEARING**

**PLANNING & ZONING COMMISSION  
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Planning Department for a special use permit request for the property on the attached sheet. All special use permit request applications within the City limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on the special use permit request matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the special use permit requested. During the public hearings, the applicant for the special use permit request presents his/her case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

**SECRETARY  
PLANNING AND ZONING COMMISSION**

(SEE LOCATION MAP ON BACK  
OF THIS PAGE)

# Request For A Special Use Permit

## A. General Information

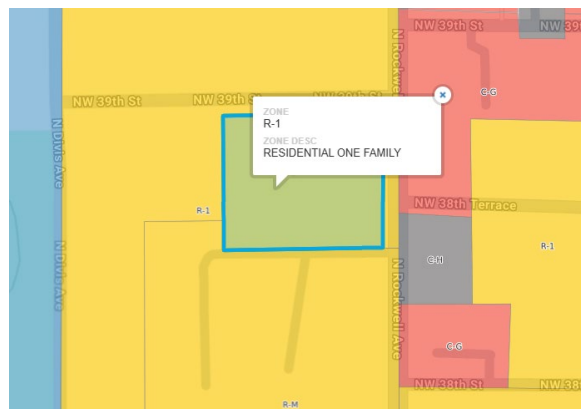
1. Case No.: PC25-15
2. Location of Property: 3919 N Rockwell Ave
3. Legal Description: FORREST HIGHLAND 000 000 BEG NE/C BLK 4 S250FT W300.07FT N250FT E300.07FT TO BEG.
4. Present Zoning: R-1 Residential One Family
5. Special Use Permit Request: Fire Department Training Tower

## B. Hearing Schedule

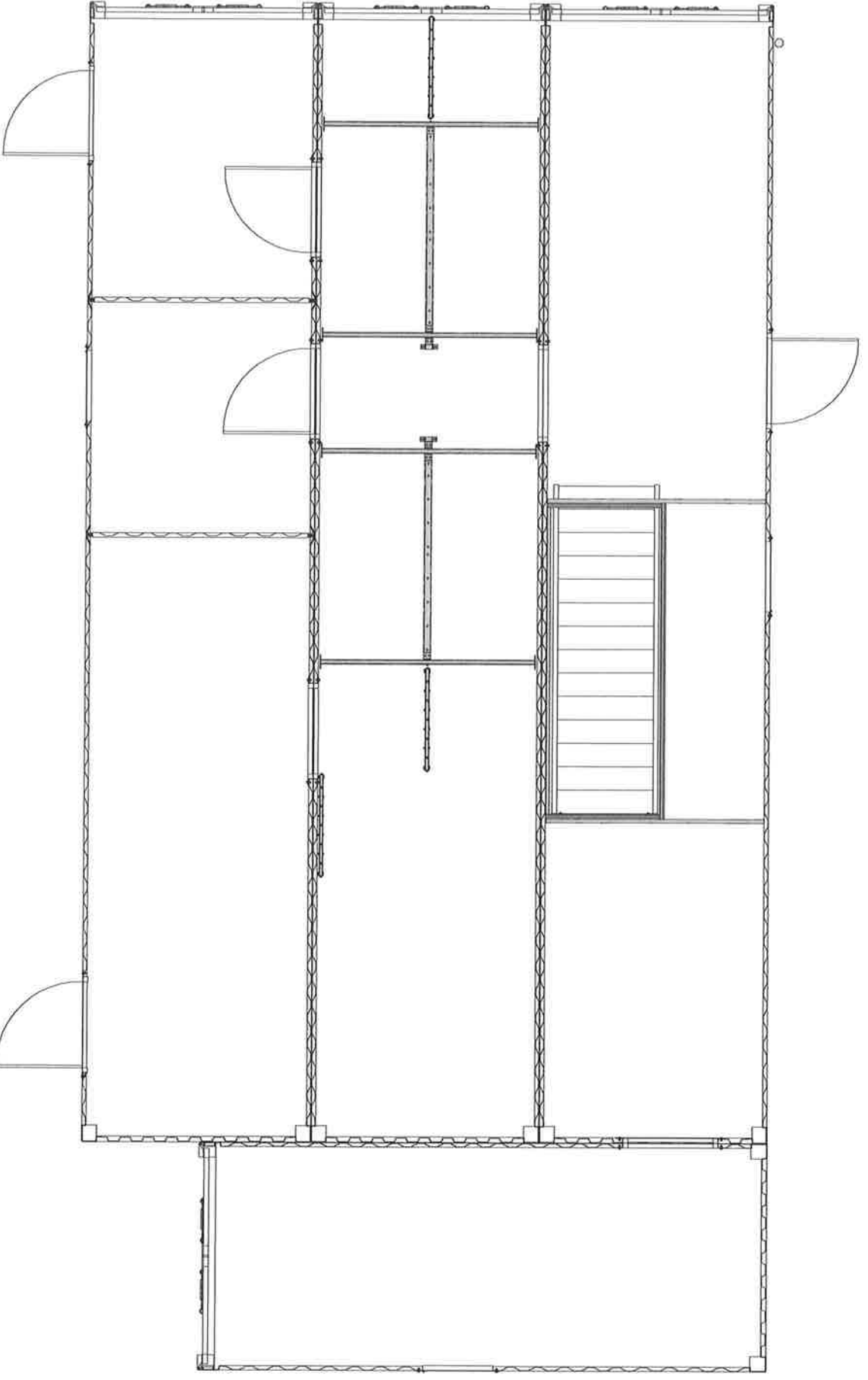
1. The Planning and Zoning Commission **hearing** on the proposed special use permit request will be held on August 21, 2025 at 6:30 P.M. At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed special use permit request. The Commission will vote on whether to recommend approval or disapproval of the permit request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The Planning and Zoning Commission will then transmit its recommendation to the City Council. The City Council Hearing will be held on September 2<sup>nd</sup>, 2025 at 6:30 P.M. At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to approve or deny the proposed special use permit request. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

## C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings are held in the Bethany City Council Chambers in City Hall.







1st Floor

Bethany Fire Dept

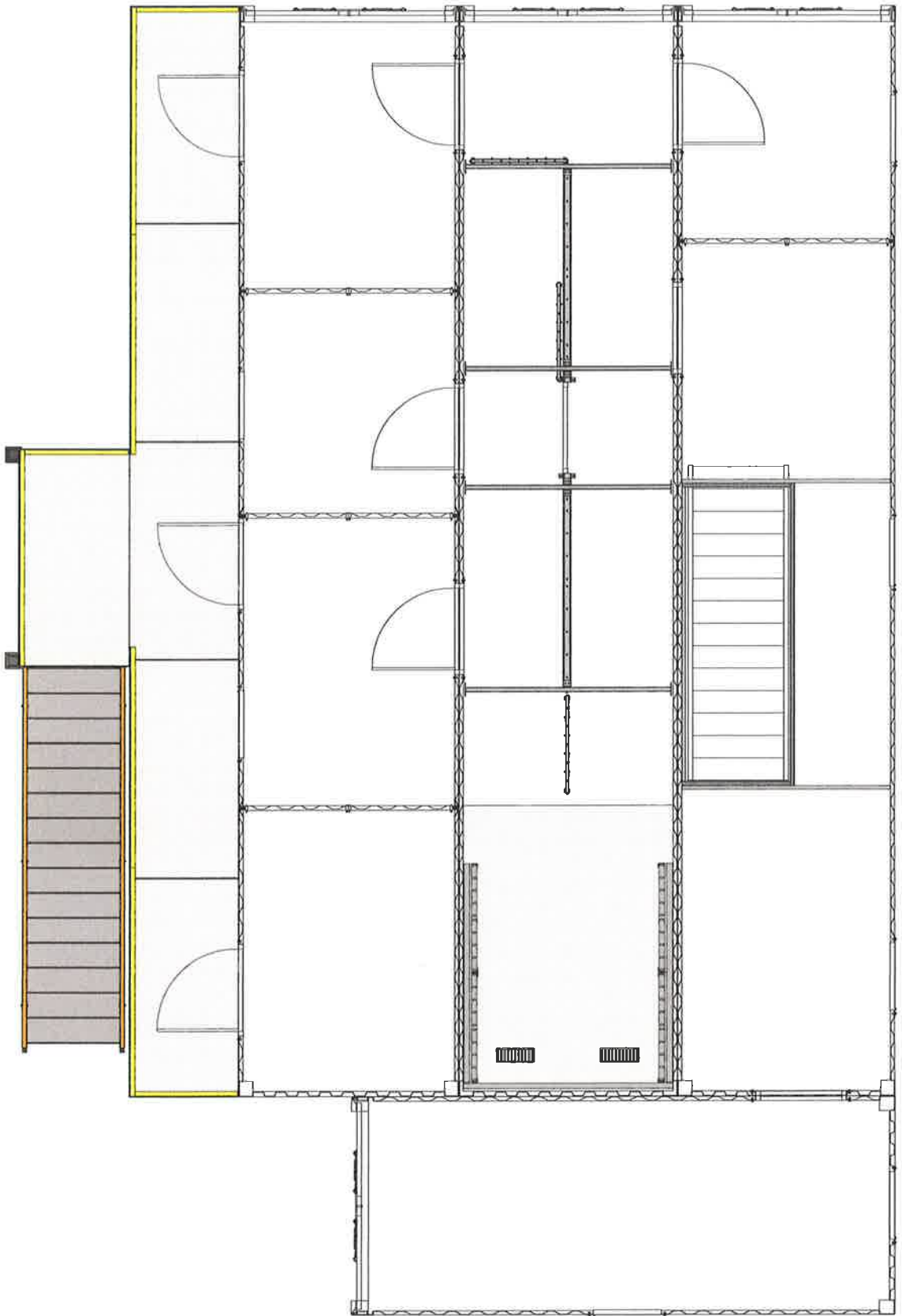
PROJECT TITLE

REVISIONS	
NO.	DESCRIPTION
1	Initial Design
2	Final Design
3	Construction Documents
4	As-Built
5	
6	
7	
8	

# 2nd Floor

## Bethany Fire Dept

PROJECT TITLE



REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT
5		ISSUED FOR PERMIT

Charlie Side

Bethany Fire Dept

PRODUCT TITLE

REVISIONS

Architectural elevation drawing of a building facade. The structure is primarily dark brown with horizontal siding. On the left, there is a section with vertical corrugated metal siding. The facade features several rectangular panels, some of which appear to be doors or windows. On the right side, there is a yellow structural frame, possibly for a staircase or a platform. A yellow horizontal line with three vertical tick marks is drawn across the bottom of the structure, likely indicating a specific height or width measurement.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE

BY

REVISIONS

DATE

BY

A

03

Delta Side

Bethany Fire Dept

PROJECT TITLE



REVISIONS

DATE

BY

NO.

NO.	BY	DATE	REVISIONS
1			
2			
3			
4			
5			

3rd Floor

Bethany Fire Dept

PROJECT TITLE

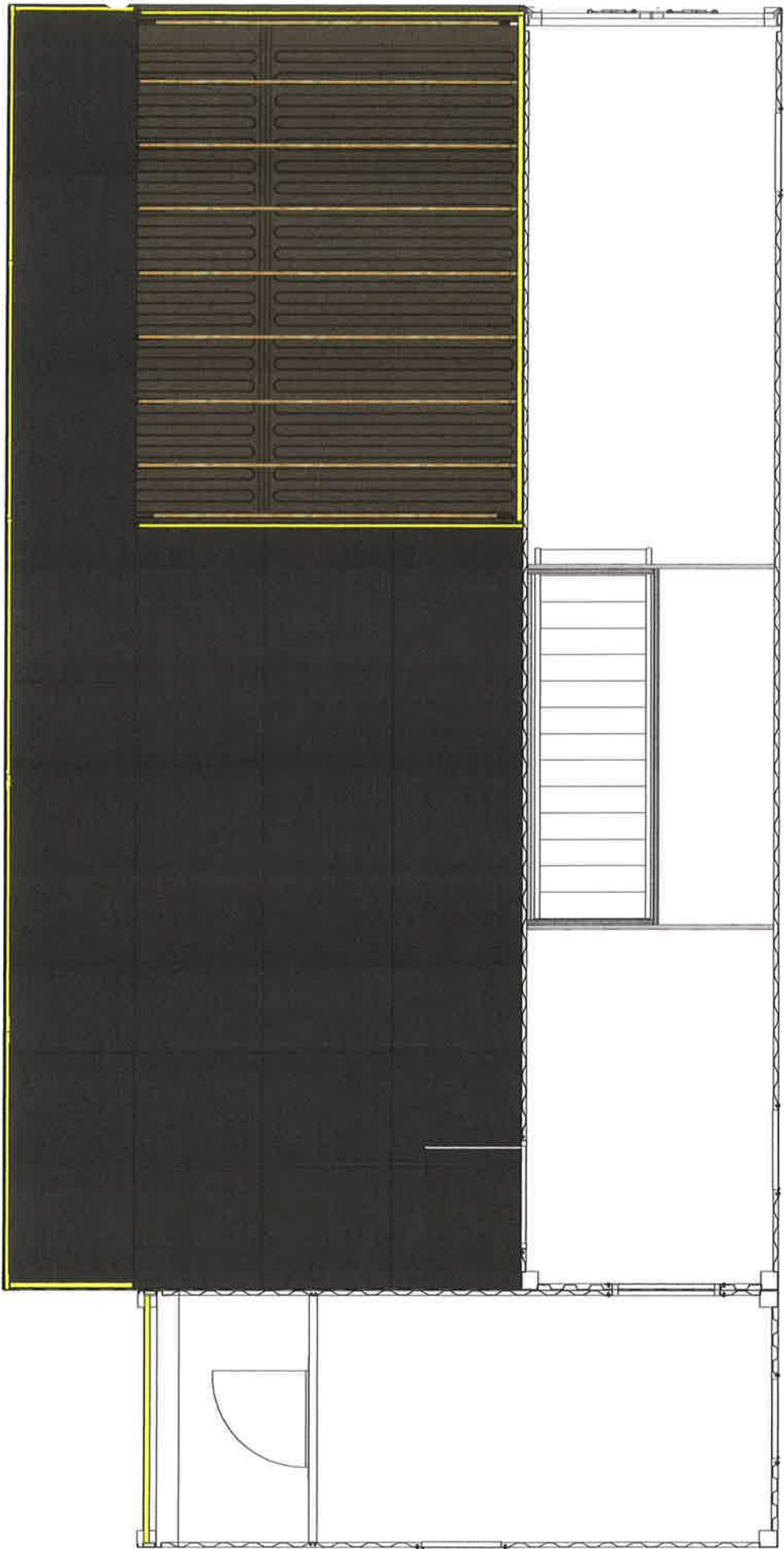
REVISIONS	
NO.	DESCRIPTION

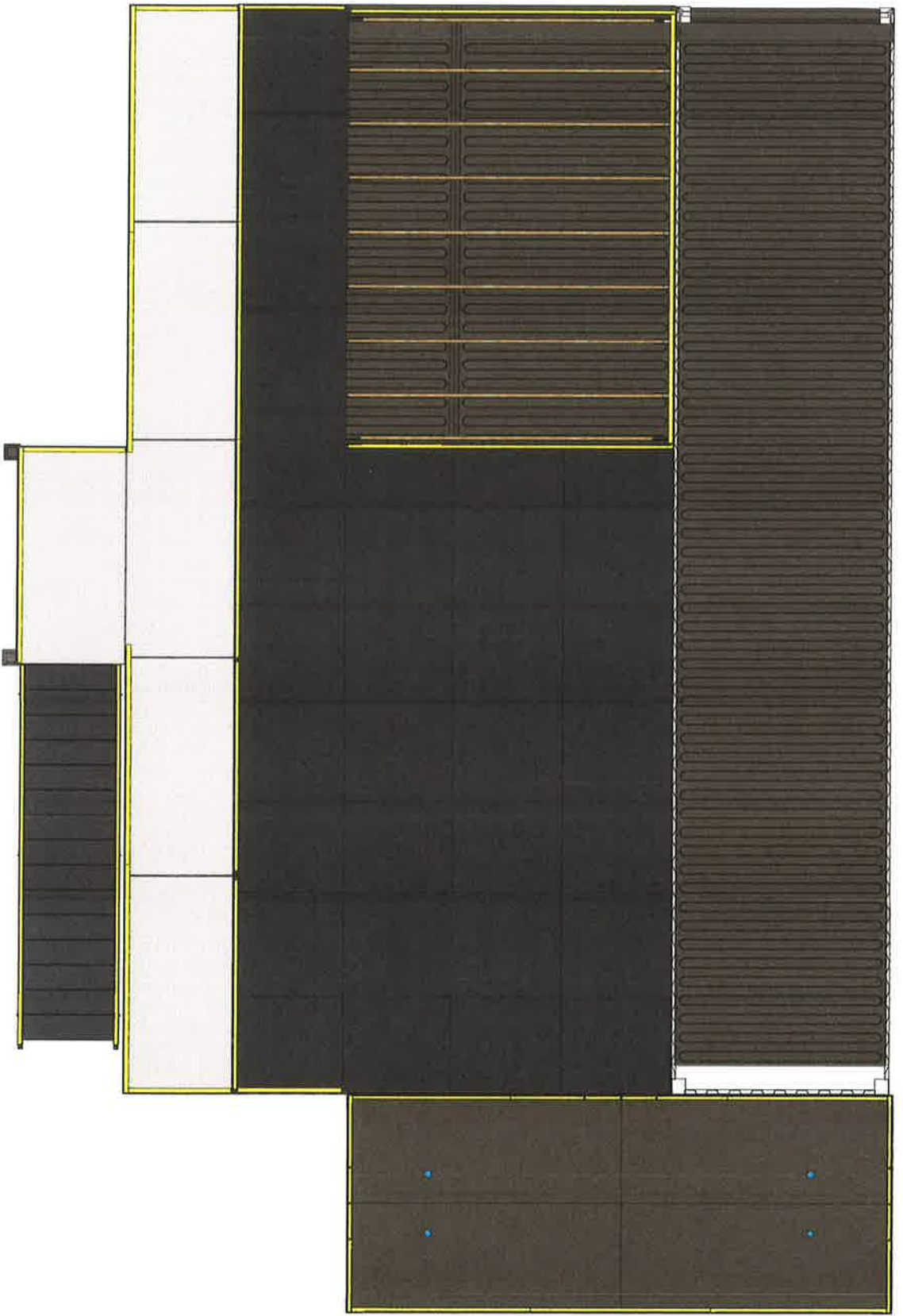
DATE

BY

A

08



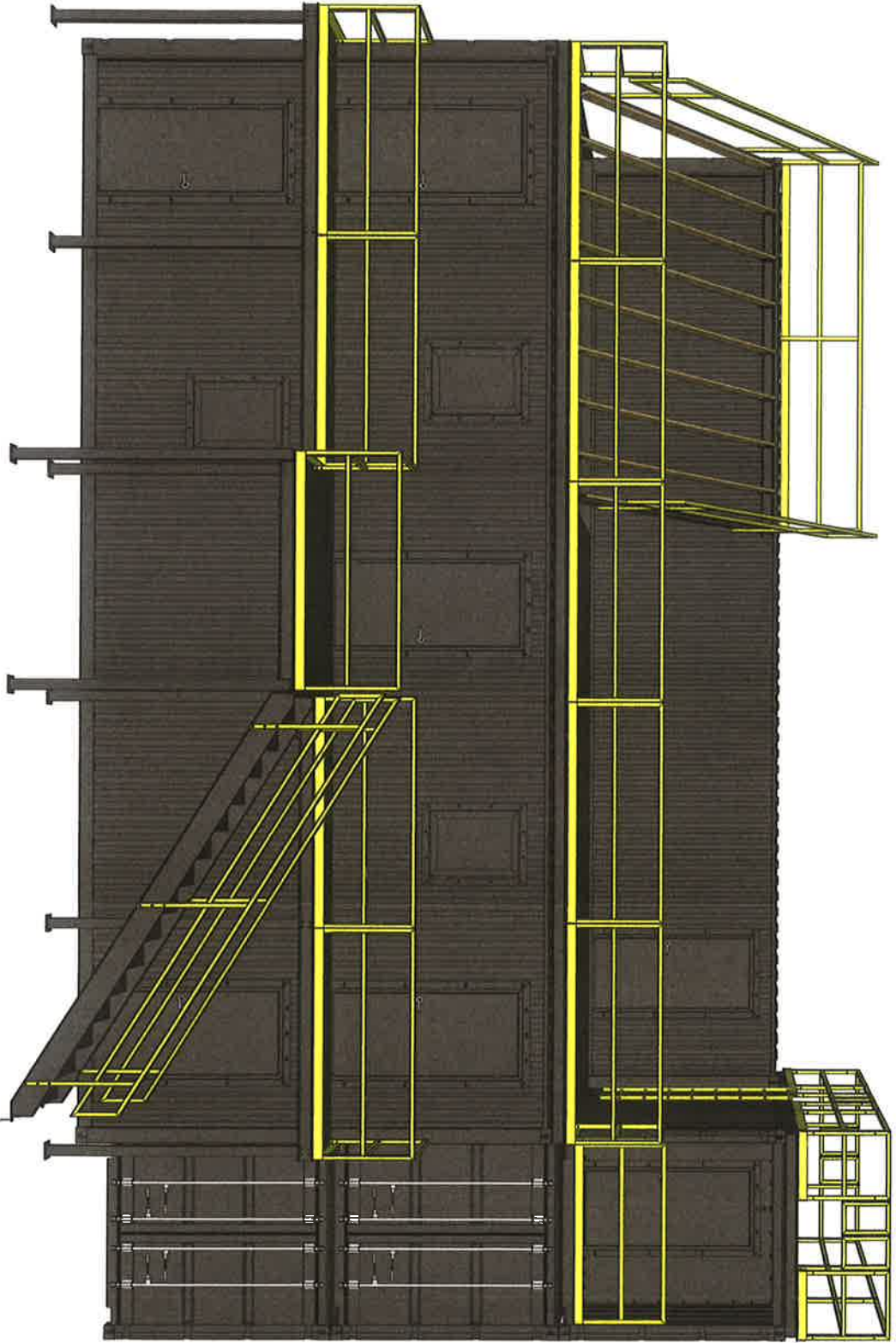


Roof

Bethany Fire Dept

PROJECT TITLE

REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	BY
1	Initial Design		
2	Revised Design		
3	Final Design		
4	Construction Documents		
5	As-Built		

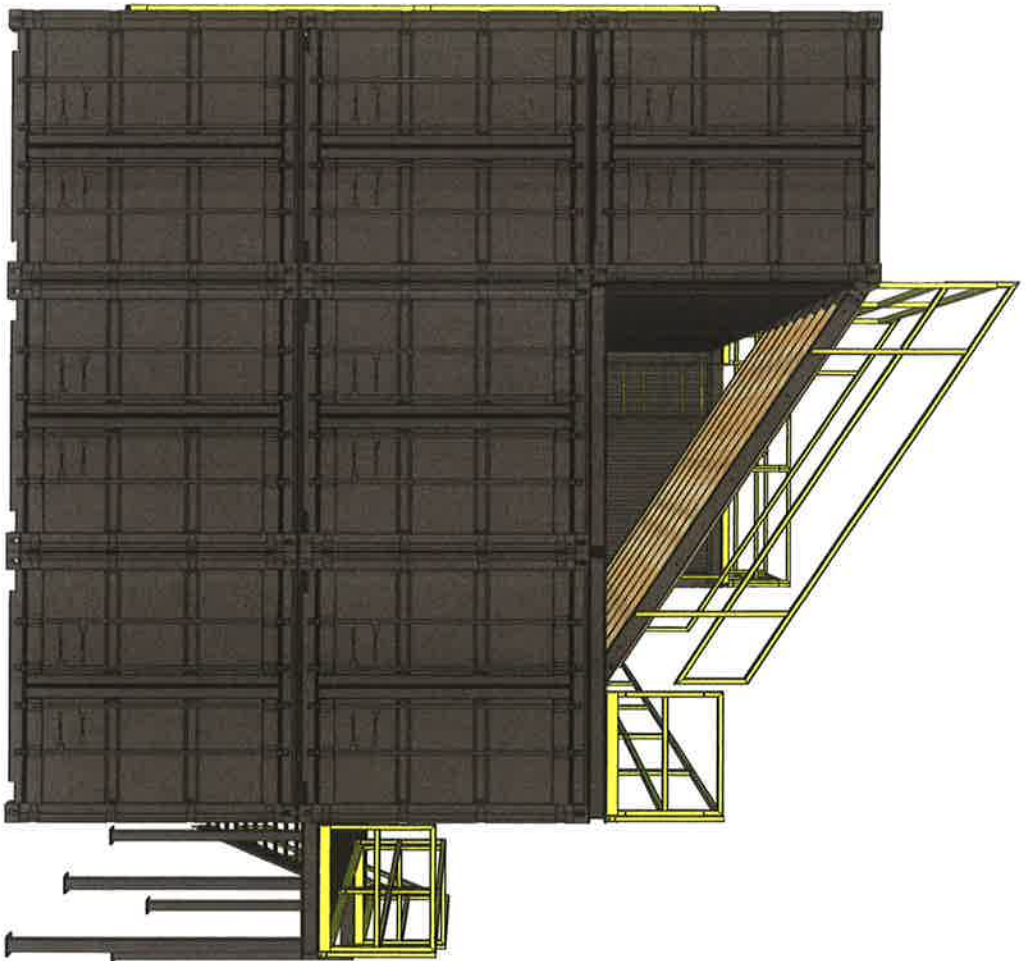


Alpha Side

Bethany Fire Dept

PROJECT TITLE

REVISIONS	
NO.	DESCRIPTION
1	INITIALS
2	DATE
3	BY
4	DATE
5	BY
6	DATE
7	BY
8	DATE

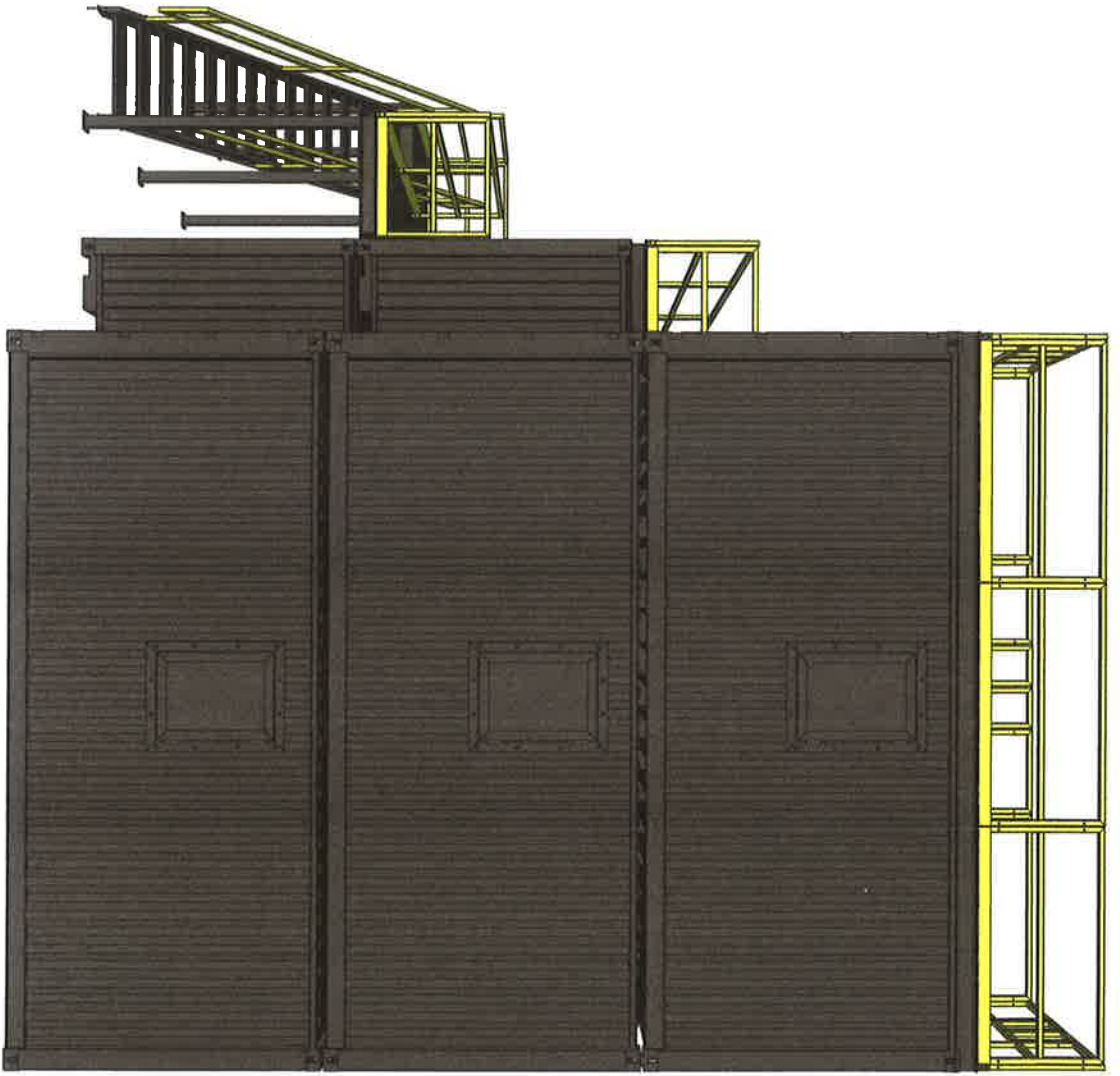


Bravo Side

Bethany Fire Dept

PROJECT TITLE

REVISIONS	
NO.	DESCRIPTION
1	Initial Design
2	Revised Design
3	Final Design
4	Construction Documents
5	As-Built



Delta Side

Bethany Fire Dept

PROJECT TITLE

REVISIONS	
NO.	DESCRIPTION
1	Initial Design
2	Final Design
3	Construction Documents
4	As-Built













**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE AMENDING SECTION 158.072 TO THE BETHANY CODE OF ORDINANCES TO OUTLINE PROCEDURES FOR PUBLIC HEARINGS CONDUCTED BY THE PLANNING AND ZONING COMMISSION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA:

SECTION 1. Section 158.072, HEARING PROCEDURES, currently reads as follows:

(A) The Commission shall prepare from time to time plans for the systematic development and betterment of the city as a place of residence or for business. It may consider and investigate any subject matter tending to the development and betterment of the city and make recommendations to the Council as it may deem advisable concerning the adoption thereof, and make or cause to be made surveys, maps and plans for that purpose. Before any expense is incurred in making any surveys, maps or plans, the expense shall be submitted to and authorized by the Council.

(B) The following matters shall be submitted to the Commission for investigation, report, review or recommendation before final action is taken by the City Council:

(1) On the location and design of any public building, statue, memorial park, parkway, boulevard, street, alley, playground, public grounds or bridges or the change in location or vacation of any street or alley or the grade thereof;

(2) On all plans, plats or re-plats of land laid out in lots or plats, and the streets, alleys or the portions of the same, intended to be dedicated to public or private use within the city; and

(3) On all proposed ordinances amending or added to the provisions contained in Title XV of this code.

(C) (1) The Commission shall conduct biannually a review and update of the comprehensive plan, its goals and policies, for the purpose of providing guidance on future decisions pertaining to zoning and land use.

(2) The findings and recommendations of the Commission shall be forwarded to the City Council for final action.

(3) The proceedings of the Commission shall comply with applicable notice requirements.

(D) (1) The Commission shall make an intensive study of the zoning problems of the city for each and all the following enumerated purposes.

(2) For these purposes, the Commission shall divide the city into zones and districts of the size, number, shape and area as it may deem best to carry out the purposes and to define, with common certainty, and establish the boundaries of each.

(3) All regulations and restrictions shall be uniform for each class or kind of building throughout the district, but the regulations or restrictions in one district may differ from those in another district. All regulations and restrictions shall be made with reasonable consideration, among other things, to the character of the district affected and its peculiar suitability for particular uses, and with a view to conserve the value of buildings and encouraging the most appropriate use of land throughout the city.

(a) To lessen congestion in the streets;

(b) To secure safety from fires, panic and other dangers;

(c) To provide adequate light and air;

- (d) To prevent the overcrowding of land;
- (e) To avoid undue congestion of population;
- (f) To facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements;
- (g) To regulate and restrict the creation, construction, reconstruction, alteration, repair or use of buildings, structures and lands;
- (h) To regulate and restrict the location of oil and gas wells and appurtenances thereof; and
- (i) To establish restrictions and regulations in respect to each of the above enumerated items.

(E) The Commission may adopt by resolution rules and procedures which it deems necessary and proper to carry out the duties and functions of the Commission, including but not limited to decorum of meetings and the processing of applications for review. The rules and procedures shall not conflict with any provision hereof.

(F) In addition to the powers and duties of this section, the Commission shall have those conferred by state law or city ordinance.

SECTION 2. Section 158.092 is amended by adding a new subsection (G):

(G) All deliberations of the Commission shall be conducted, and all its decisions shall be made, at a meeting that is open to the public.

(1) At the time of any hearing, any person presenting an application may appear in his or her own behalf or be represented by agent or attorney.

(a) The applicant shall be permitted twenty minutes for presentation of his or her matter to the Commission. The applicant may not reserve any time from the opening presentation for rebuttal. During this period, the Commission may question the applicant regarding the matter before it.

(b) Members of the public who have signed up to speak at the hearing on the matter are allocated five minutes to speak their support or objection. At the conclusion of each member's allotted time, the Commission may ask questions about the member's statements or concerns.

(c) The applicant or appellant shall be permitted ten minutes for rebuttal to any points of discussion occurring during public's opportunity to speak.

(d) The Commission may lengthen any period set forth regarding presentation and rebuttal for good cause shown and majority vote of the members present at the hearing.

(2) All decisions of the Commission shall be made after motion has been made and seconded. The motion which decides the issue shall be in the form of findings of fact and shall state the reasons for the findings by the Commission.

(3) In reaching a decision on any motion, the Commission shall record the vote of each member or the absence or failure to vote.

(4) The minutes of all deliberations by the Commission shall be acknowledged as to accuracy by the Chairperson and shall be a part of the public record of the Commission.

SECTION 3:

If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

\*\*\*END\*\*\*

The foregoing ordinance was introduced before the Bethany City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, and was duly adopted and approved by the Mayor and City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST:

MAYOR

\_\_\_\_\_  
CITY CLERK

Approved as to form and legality on \_\_\_\_\_, 202\_\_.

CITY ATTORNEY  
\_\_\_\_\_

DRAFT

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE AMENDING CHAPTER 150 ADDING A NEW SECTION 150.081 PRESSURE RELEASE VALVES AND BACKWATER VALVES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA:

SECTION 1. Section 150.081 et seq. is added to the Bethany Code of Ordinances as follows:

**150.081 Pressure Release Valves & Backwater Valves**

A) Any person, firm, or corporation who engages in the business of new construction or the upgrade of sanitary sewer lines, whether residential or commercial, shall install a Pressure Safety Valve on sewer line cleanouts.

B) Any person, firm, or corporation who engages in the new construction or renovation of commercial buildings, including multi-family buildings with three (3) or more units, shall install a Backwater Valve on the private sewer, upstream of the sewer cleanout that connects to public infrastructure.

SECTION 2. All ordinances in conflict herewith are hereby repealed.

SECTION 3. If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

\*\*\*END\*\*\*

The foregoing ordinance was introduced before the Bethany City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, and was duly adopted and approved by the Mayor and City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST:

MAYOR

\_\_\_\_\_  
CITY CLERK

Approved as to form and legality on \_\_\_\_\_, 202\_\_.

CITY ATTORNEY

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DRAFT